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LI 21341 PA 260

Theodore C. Spencer, of the City of Detroit, Community and Economic Development Department, affirms that this document is a true copy of the Development Plan for the Vicksburg Rehabilitation Project, adopted by Resolution of Detroit Common Council on July 24, 1973, Ordinance No. 838-G, Chapter 2 Article 33 City Code.

*James H. Bradley*  
City Clerk  
JAMES H. BRADLEY  
FEB 19 1982

*Theodore C. Spencer*  
Theodore C. Spencer

DEVELOPMENT PLAN

VICKSBURG REHABILITATION PROJECT

DETROIT, WAYNE COUNTY, MICHIGAN

G644792

RECORDED FEB 19 1982 AT 9:46 AM  
FOREST E. YOUNGBLOOD, Register of Deeds  
WAYNE COUNTY, MICHIGAN 48226

July 26, 1973  
RETURN TO ATTN: *William C. Parks*  
Detroit Community and Economic Development Department  
150 Mich Ave Det M 48226

DEVELOPMENT PLAN  
VICKSBURG REHABILITATION PROJECT  
DETROIT, WAYNE COUNTY, MICHIGAN

Prepared by  
Community Development Commission  
City of Detroit

7/26/73

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## A. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area

The Vicksburg Rehabilitation Project is located within the City of Detroit, County of Wayne, State of Michigan. The project boundary is described as follows:

Beginning at the intersection of the centerline of Virginia Park Avenue and the centerline of Grand River Avenue; thence easterly along the centerline of Virginia Park Avenue, 60 feet wide, to its intersection with the east right-of-way line of the alley, 18 feet wide, parallel to and north-east of Grand River Avenue; thence, south-easterly along this right-of-way line to its intersection with the extended south-east property line of Lot 11 of Hooker's Sub-division of the Ferry Farm in 1/4 section 52, 10,000 acre tract, City of Detroit, Wayne County, Michigan; south westerly along this property line extended to the center line of Grand River Avenue, 100 feet wide; thence, northwesterly along this line to the point of beginning.

The boundaries enclose a blighting and blighted group of commercial frontage properties along Grand River Avenue a major artery. Behind the commercial frontage and across the alley is a sound residential neighborhood. Along Grand River to the north and south of the project area are viable and well maintained commercial establishments and at the corner of Vicksburg and Grand River Avenues is a sound, very well maintained church building. Grand River, itself, is a natural boundary due to its width (100 feet). The described boundaries are, therefore, logical ones for this project which is intended only to remove blighted structures.

2. Urban Renewal Plan Objectives

The objectives of the urban renewal plan are as follows:

- a. To eliminate blighted, vacant and obsolete structures occupying commercial frontage on a major thoroughfare (Grand River Avenue), situated in an otherwise viable residential neighborhood.
- b. To provide new housing at medium or high densities for senior citizens, or for others who need access to public transport available on this major artery.
- c. To provide a limited commercial development of local businesses to serve the proposed residential development and/or the existing residential area adjacent to the project.
- d. To promote closely coordinated development which will achieve harmonious relationships of uses on the site including an integration of commercial and residential uses and of parking for both types of use, if both are developed.
- e. To provide such public improvements as may be necessary to permit proposed development of the site.
- f. To assure review of development proposals and plans by the Citizen District Council created for this project area.



### 3. Type of Renewal Action Proposed

Acquisition and clearance of all property and structures within the project is proposed to eliminate blight and to permit execution of the plan objectives. This activity will be executed under provisions of Act 344 of the Public Acts of 1945, as amended, and under the provisions of this Development Plan and will provide sites for development of new housing facilities and/or local shopping facilities for adjacent residential areas.

The City of Detroit will pursue municipal policies to insure that all design and both public and private construction within the redevelopment area contributes to these objectives, is well coordinated and is compatible with and enhances adjacent existing development outside the project boundary.

### B. LAND USE PLAN

#### 1. Land Use Map

The Land Use and Development Plan shows the project boundary, relationship of the project to adjacent existing uses and to other projects, and proposed uses for the project area.

#### 2. Land Use Provisions and Building Requirements

a. Permitted Uses are those permitted by the zoning as shown on the Proposed Zoning Map, including:

- 1) Medium density residential - townhouses or apartment structures, at a density of 21-30 dwelling units per net residential acre.

High density residential - high rise apartment structure at a density of 30 or more dwelling units per net residential acre.

- 2) Local business uses of predominantly retail or service nature.
- 3) Open or garage parking required by the foregoing uses.

#### b. Additional Controls

##### 1) Relationship of Basic Elements and Uses

- 1a) Commercial uses, if any, shall be separated and screened from residential areas to minimize noise and disruption of privacy for these areas, especially if located within the same structures.
- 1b) Parking and service areas for commercial uses and residential uses may utilize common structures or areas but parking exclusively for use of residents must be assured through some form of control.
- 1c) Service and parking areas are to be effectively separated from pedestrian ways and screened visually and accoustically from residential structures.

##### 2) Environmental Factors

- 2a) Any structures of more than 35 feet in height shall be so located as to minimize shadows upon and obstruction of views from adjacent residential structures within or adjacent to the project.

2) Environmental Factors continued

- 2b) No building shall be permitted within a 10 foot setback from the right-of-way line of Virginia Park Avenue nor within a 20 foot setback from the alley right-of-way line.
- 2c) Setback areas shall be landscaped with planting, trees, benches, planting boxes, sculpture or other similar features to enhance the development; fences, walls, berms and similar devices to screen entrances, walks, service, parking, or private yard areas may approach to within one (1) foot of any right-of-way line; canopies, marquees, or other roof-like coverings for walks or entrances may approach to within one (1) foot of any right-of-way line.
- 2d) Project improvements including walkway alignments and treatments, lighting, street furniture, signs, and other similar features shall be coordinated and compatible and shall present an attractive appearance.
- 2e) All utility lines and equipment shall be underground or enclosed entirely within a building or walled enclosure, except for necessary above ground appurtenances associated with underground utilities.

3) Circulation and Parking

- 3a) Pedestrian circulation within the project and between structures shall be coordinated and shall be covered whenever feasible.
- 3b) Parking for residential units shall be provided at a ratio agreed upon by the urban renewal planning staff, the City Plan Commission staff and the developers after review of the details of proposed developments; if provided within a structure or if having access from drive also serving commercial uses, spaces for residents shall be controlled for their exclusive use. Parking for commercial uses shall comply with the current zoning for that use.
- 3c) All loading and servicing shall occur in specific off-street areas designated for these uses and screened from residential areas.
- 4) Other controls as deemed necessary to achieve plan objectives shall be included as provisions of land disposition documents and deed restrictions.

c. Initiation and Duration of Land Use Provisions and Additional Controls

The Land Use Provisions and Additional Controls enumerated above shall be effective upon all purchasers or lessees of property within the project, shall become effective on the date of adoption of the Development Plan by the Common Council of the City of Detroit, and shall remain in effect for a period of twenty-five (25) years from their effective date.

d. Applicability of the Land Use Provisions and Additional Controls to Property Within the Project

All property within the project shall be subject to the above enumerated Provisions and Controls.



e. Variance Provision

Where, owing to special conditions, a literal enforcement of these restrictions would result in unnecessary hardship, involve practical difficulties, or would constitute an unreasonable limitation beyond the spirit and purpose of these restrictions, the Community Development Commission with approval of the Common Council shall have the power to authorize a reasonable variation or modification of the terms of these restrictions that will not be contrary to the public interest, so that the spirit and purpose of these restrictions shall be observed.

C. PROJECT PROPOSALS

1. Land Acquisition

All real property in the project area is to be acquired and redeveloped subject to the provisions of the plan objectives, land use provisions, and building requirements of this Development Plan.

2. Redeveloper's Obligations

The land acquired by the City of Detroit will be disposed of subject to an agreement between the City and the redeveloper. Land disposition and the review of redevelopers' plans will be conducted in accordance with regulations, controls or restrictions stated in land disposition documents which include the following:

- a. Provisions for achieving all elements of the Development Plan.
- b. Specific criteria to be met in order to achieve the Urban Renewal Plan Objectives.
- c. Provisions for insuring initiation and completion of construction within a reasonable period of time after the effective date of contract, as determined by the type of redevelopment to be undertaken.
- d. A specific Declaration of Restrictions to be recorded and binding upon any sale or lease for the purpose of implementing those provisions, requirements, and the Development and Design Objectives which apply throughout the project.
- e. All development plans shall be subject to approval by the Community Development Commission.
- f. Developers shall consult with the Urban Renewal Administrative and Planning Staff on site plans and building and facility layouts prior to the submission of plans for approval. Such consultation is intended to provide for mutual exchange of ideas and as an initial check on the suitability of plans before extensive and costly design and drawing work is undertaken.
- g. Equal Opportunity Provisions

The developers, their successors, or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed. Nor will the developer himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selections, location, number,

2. Redeveloper's Obligations continued

use or occupancy of tenants, lessees, or vendees in the premises therein conveyed. The above provisions will be perpetual and will run with the land disposed of within the urban renewal area by the City of Detroit.

3. Underground Utilities

All utility lines and equipment shall be underground or enclosed entirely within a building or walled enclosure, except for necessary above-ground appurtenances associated with underground utilities.

## D. OTHER PROVISIONS

1. Relocation Plan

All structures within the project area are vacant or occupied by commercial establishments only as is indicated in the Relocation Plan which is hereby made a part of the Development Plan as required by the Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, of the State of Michigan.

2. Estimated Cost of Improvements to be made within the project are hereby made a part of the Development Plan as required by the Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, of the State of Michigan.3. Right-of-Way Adjustment Plan

No modification of rights-of-way is proposed, as shown on the Land Use and Development Plan.

4. Zoning Plans

The Existing and Proposed Zoning Plans (one map) are hereby made a part of the Development Plan as required by the Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, of the State of Michigan.

5. District Plan

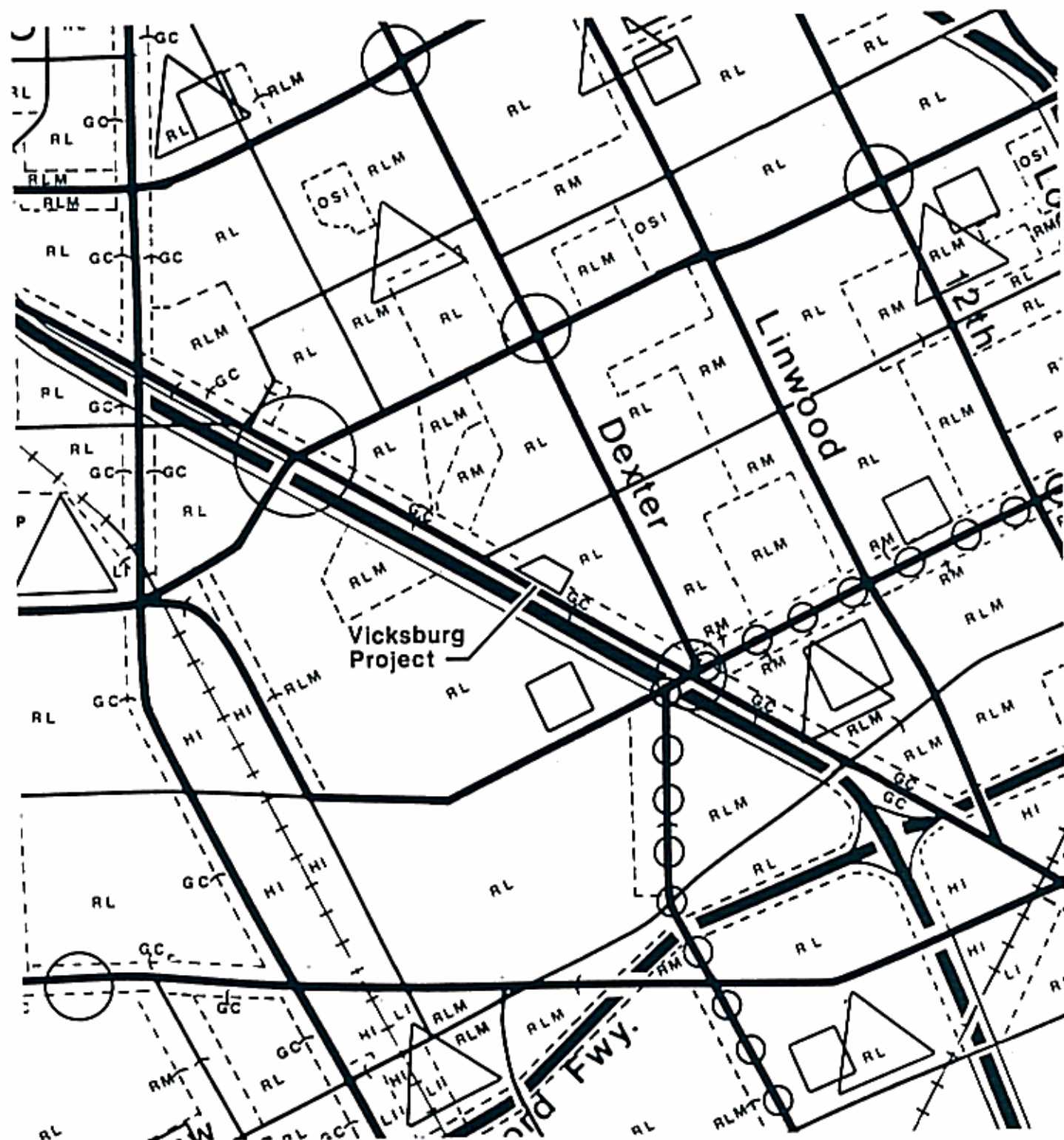
The District Plan is hereby made a part of the Development Plan as required by the Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, of the State of Michigan.

## E. PROCEDURES FOR CHANGES IN APPROVED PLAN

If previous to the lease, sale or exchange of any real property in the development area, the Common Council of the City of Detroit desires to modify the Land Use and Development Plan, it shall hold a public hearing thereon, notice of such hearing to be given as provided in State law. If the modification is approved by the Common Council, it shall become a part of the approved Development Plan. The part of a development plan which directly applies to a parcel of real property in the area may be modified by the Common Council at any time after the transfer or lease or sale of the parcel of real property in the area provided that the modification be consented to by the lessee or purchaser.

End





# COMMERCIAL

- GB GENERAL BUSINESS DISTRICTS
- MB MAJOR BUSINESS DISTRICTS
- SC SPECIAL COMMERCIAL AREAS
- CS COMPARISON SHOPPING CENTERS
- CC CONVENIENCE SHOPPING CENTERS

# INSTITUTIONAL

- OSI OPEN SPACE & INSTITUTIONS
- SHS SENIOR HIGH SCHOOL
- JHS JUNIOR HIGH SCHOOL
- RECREATION

# TRANSPORTATION

- FWY FREEWAY
- MT MAJOR THOROUGHFARE
- ST SECONDARY THOROUGHFARE
- RAILROAD
- PD PARK DRIVE TREATMENT
- TCS TRAFFIC CORRIDOR UNDER STUDY
- LB LAND USE BOUNDARY

# RESIDENTIAL

- UR Projects
- RL LOW DENSITY SINGLE FAMILY (UP TO 12 D.U.'s/ACRE)
- RLM LOW MEDIUM DENSITY (13 TO 20 D.U.'s/ACRE)
- RM MEDIUM DENSITY (21 TO 30 D.U.'s/ACRE)
- RH HIGH DENSITY (30+ D.U.'s/ACRE)
- RS SPECIAL RESIDENTIAL - COMMERCIAL AREAS

# INDUSTRIAL

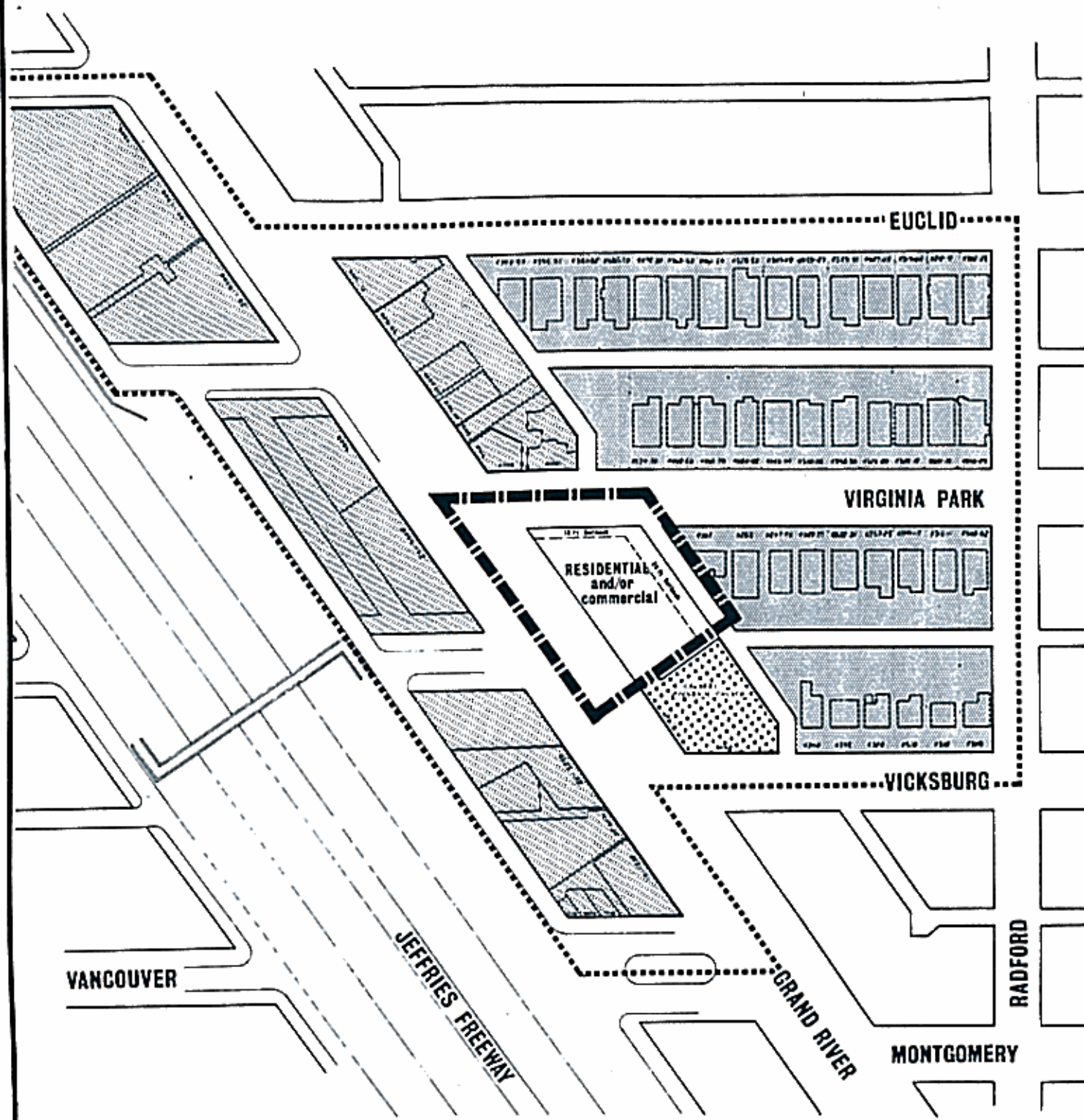
- LI LIGHT INDUSTRIAL AREAS
- HI HEAVY INDUSTRIAL AREAS
- PT PORT TERMINAL "OWNER USE"
- PH PORT TERMINAL "FOR HIRE"

0 1000 2000 feet






# DISTRICT AREA

**VICKSBURG** REHABILITATION PROJECT

APPROVED	DATE	CC
COMMUNITY DEVELOPMENT COMMISSION		
DETROIT WAYNE COUNTY REDEVELOPMENT		
1961 10		
PAGE 10		



**LEGEND**

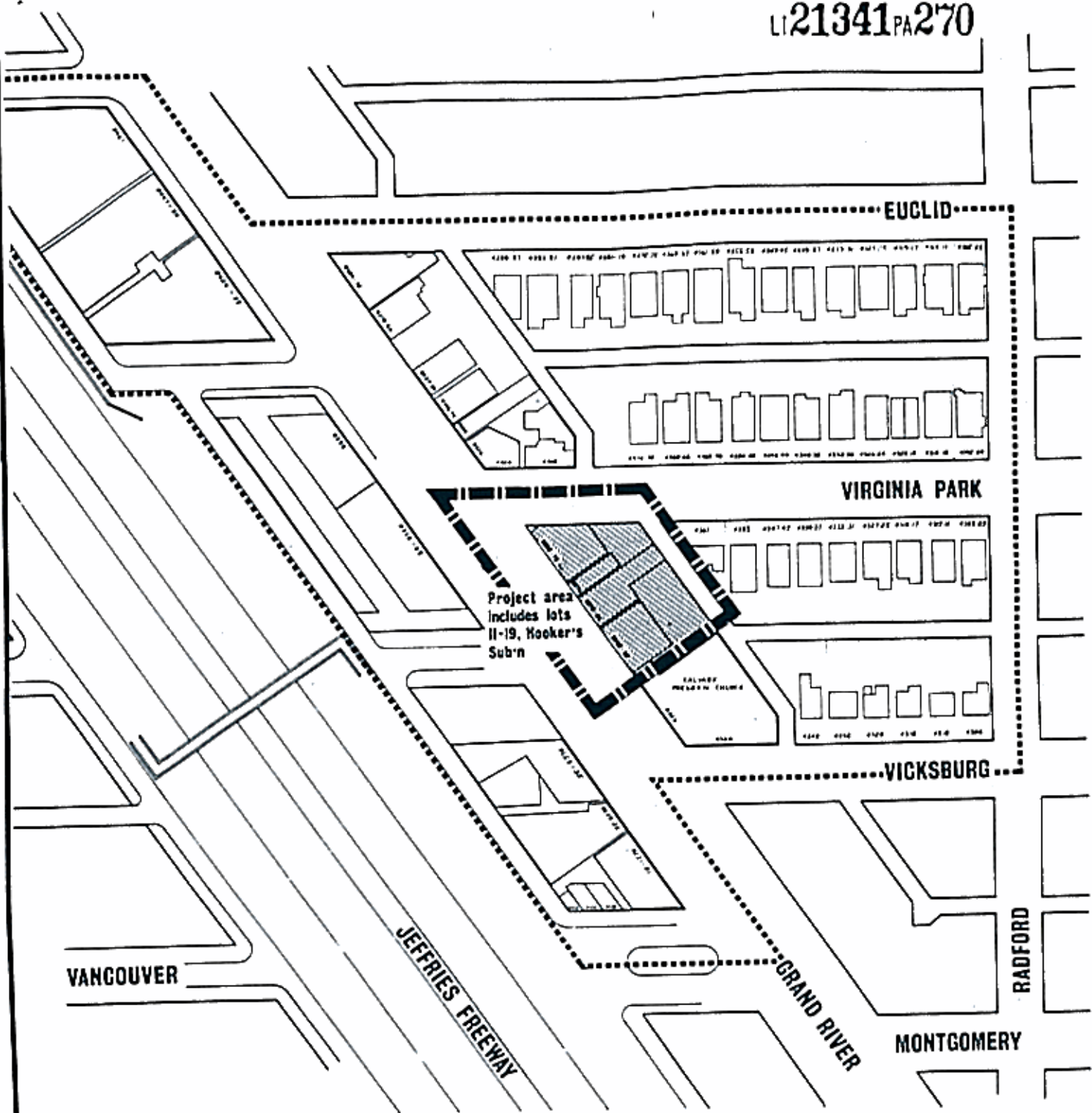
-  RESIDENTIAL AREA
-  COMMERCIAL AREA
-  INSTITUTIONAL AREA
-  PROJECT AREA BOUNDARY
-  DISTRICT COUNCIL AREA BOUNDARY

APPROVED	CDC	DRC	CC




**LAND USE AND DEVELOPMENT PLAN**  
**VICKSBURG** REHABILITATION PROJECT

COMMUNITY DEVELOPMENT COMMISSION	DATE 10
	REP 10





**LEGEND**

-  PARCELS TO BE ACQUIRED
-  PROJECT AREA BOUNDARY
-  DISTRICT COUNCIL AREA BOUNDARY

APPROVED	CBE	ONE	CC

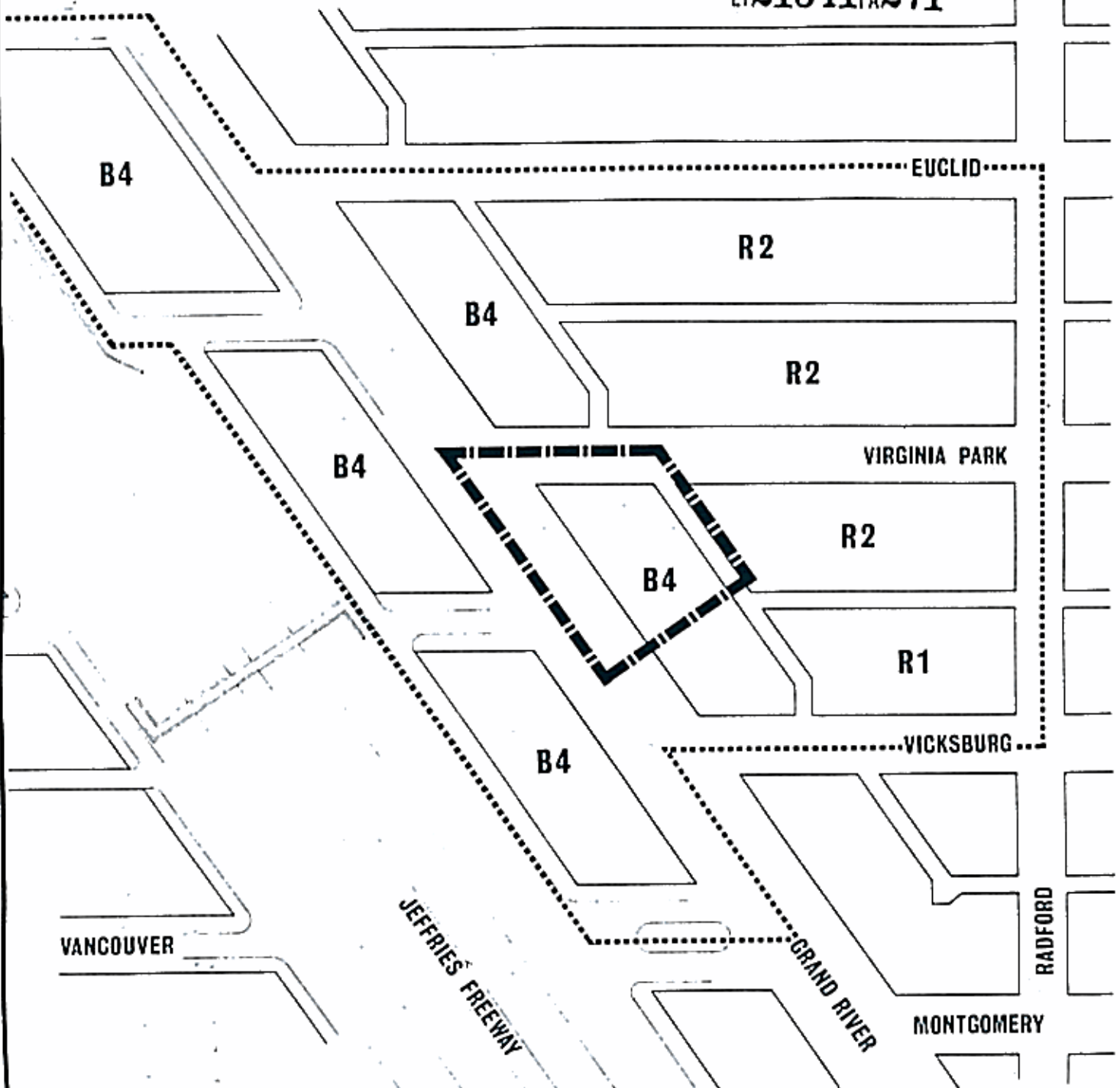
**LAND ACQUISITION PLAN**

**VICKSBURG REHABILITATION PROJECT**

COMMUNITY DEVELOPMENT COMMISSION	DETRIT: WAYNE COUNTY, MICHIGAN
	DATE: _____



LI 21341 PA 271



LEGEND

- DISTRICT COUNCIL AREA BOUNDARY
- PROJECT BOUNDARY
- R1 SINGLE FAMILY RESIDENTIAL
- R2 TWO-FAMILY RESIDENTIAL
- B4 GENERAL BUSINESS

APPROVER	DATE	CE

**ZONING CLASSIFICATIONS**

**VICKSBURG** REHABILITATION PROJECT

COMMUNITY DEVELOPMENT COMMISSION	DETRIT MAPS COUNTY RECORD
	CHAL NO
	MAP NO